

SB 5026 - S AMD 489  
By Senator Benton

1 On page 2, after line 34, insert the following:

2 "NEW SECTION. **Sec. 2.** A new section is added to chapter 84.36 RCW  
3 to read as follows:

4 (1) Eligible regulated real property is exempt from taxation from  
5 the state tax levy. Eligible regulated real property means real  
6 property for which the land value has been reduced by ten percent or  
7 more after November 20, 2002, as a result of regulation under a  
8 shoreline master program adopted under chapter 90.58 RCW or under an  
9 amendment to or new comprehensive plan or development regulations  
10 adopted under chapter 36.70A RCW. The exemption continues until the  
11 cumulative tax savings due to the exemption equals or exceeds the  
12 reduction in value.

13 (2) A claim for exemption shall be made and filed on or before  
14 March 31st with the county assessor. The claim for exemption must be  
15 filed within two years of the adoption of the regulation. To establish  
16 the value reduction, the property owner may petition the county  
17 assessor under RCW 84.40.039. The value reduction shall be determined  
18 with reference to the value on January 1st of the year in which the  
19 regulation under subsection (1) of this section is adopted.

20 (3) When a value reduction is established by the assessor, the  
21 owner may petition the county board of equalization for a change in the  
22 value reduction within thirty days of being notified of the assessor's  
23 valuation.

24 (4) The assessor shall either approve or deny the exemption and  
25 notify the property owner in writing by August 1st. The property owner  
26 may appeal the assessor's determination under the provisions of RCW  
27 84.48.010.

28 (5) The levy for the state in any year shall be reduced as  
29 necessary to prevent exemptions under this section from resulting in a

1 higher tax rate than would have occurred in the absence of the  
2 exemptions under this section.

3 (6) This section applies to taxes levied for collection in 2006 and  
4 thereafter."

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5 On page 1, line 2 of the title, after "disasters;" strike "and" and  
6 after "84.70.010" insert "; and adding a new section to chapter 84.36  
7 RCW"

EFFECT: Creates an exemption from state property taxes where shoreline or growth management regulations reduce real property values by 10 percent or more. The exemption continues until the cumulative tax savings equal or exceed the reduction in property value.

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